

July 30, 1975

1. Z-3377-3378 Quaker Realty Corp.
219 Cambridge Street, Allston
2. Z-3393 Keith Gordon
76 Appleton and 48 Clarendon Streets, Boston
3. Z-3399 Boston Redevelopment Authority
The LiDaPell Corporation
190 Commercial Street, Boston
4. Z-3401 Trustees of Boston University
206 Bay State Road, Boston
5. Z-3405 William P. Driscoll
1085 Washington Street, Dorchester

MEMORANDUM

July 30, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/19/75 Petitions Nos. Z-3377-3378
 Quaker Realty Corp.
 219 Cambridge Street, Allston
 at North Harvard Street

Gas service station - local business (L-1) district.

Purpose: to change occupancy from gas service station to self-service gas service station; remove existing signs and install new illuminated sign.

Violations:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Section 11-2. The top of a sign attached parallel to a building may be no higher than the lowest point of the roof structure.

A self-service station would be inappropriate for the site. Existing traffic congestion on this heavily traveled street would be intensified. Community has expressed concern about maintenance of premises with minimum one attendant on duty. Recommend denial.

VOTED: In reference to Petitions Nos. Z-3377-3378, brought by Quaker Realty Corp., 219 Cambridge Street, Allston, for two conditional uses for a change of occupancy from a gas service station to a self-service gas service station and to erect an illuminated sign in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. A self-service station would be inappropriate for this site. Existing traffic congestion on this heavily traveled street would be intensified. Community has expressed concern about maintenance of premises with minimum one attendant on duty.



Z-3377-78
219 CAMBRIDGE ST.
(ALLSTON)

Board of Appeal Referrals 7/30/75

Hearing: 8/19/75

Petition No. Z-3393

Keith Gordon

76 Appleton and 48 Clarendon Streets,
Boston

Three-story structure - apartment (H-3) district.

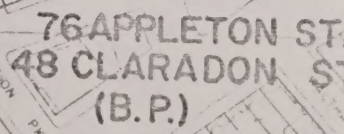
Purpose: to change occupancy from two-family dwelling and store to two-family dwelling and laundromat.

Violations:

Section 8-7. A laundromat is forbidden in an H-3 district.

Proposed facility is inappropriate. Attendant noise and activities would have a serious effect on the building's residents and abutting properties. Neighborhood association has indicated considerable opposition. Recommend denial.

VOTED: In reference to Petition No. Z-3393, brought by Keith Gordon, 76 Appleton and 48 Clarendon Streets, in the South End Urban Renewal Area, for a forbidden use for a change of occupancy from a two-family dwelling and store to a two-family dwelling and laundromat in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposed facility is inappropriate. Attendant noise and activities would have a serious effect on the building's residents and abutting properties. Neighborhood association has indicated considerable opposition.



Board of Appeal Referrals 7/30/75

Hearing: 8/19/75

Petition No. Z-3399
Boston Redevelopment Authority
The LiDaPell Corporation
190 Commercial Street, Boston
at Lewis Street

19,004 square feet of land - apartment urban renewal area (H-5-U)
subdistrict.

Purpose: to erect 7-story, 100-unit apartment structure for elderly.

Violation:	<u>Required</u>	<u>Proposed</u>
Section 23-1. Off-street parking is insufficient.	20 spaces	9 spaces

Proposed development is the result of long and intensive review by the staff, community, and historic preservation groups. It will consist of 6 two-bedroom and 94 one-bedroom units with lounge and activity areas on the first, fifth, and sixth floors. The unique shape of the parcel, historic district design requirements, and minimal car needs of elderly residents mitigate the off-street parking deficiency. Recommend approval.

VOTED: In reference to Petition No. Z-3399; brought by the Boston Redevelopment Authority and the LiDaPell Corporation, 190 Commercial Street, in the Waterfront Urban Renewal Area, for a variance to erect a 7-story, 100-unit apartment structure for elderly in an apartment urban renewal area (H-5-U) subdistrict, the Boston Redevelopment Authority recommends approval. Proposed development is the result of long and intensive review by the Authority, community, and historic preservation groups. The unique shape of the parcel, historic district design requirements, and minimal car needs of elderly residents mitigate the off-street parking deficiency.



Z-33399
190 COMMERCIAL ST.
(B.P.)

Board of Appeal Referrals 7/30/75

Hearing

8/19/75

Petition No. Z-3401
Trustees of Boston University
206 Bay State Road, Boston
near Granby Street

Four-story structure - apartment (H-4) district.

Purpose: to change occupancy from dormitory to faculty offices.

Violations:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Section 8-7. A university granting degrees is conditional in an H-4 district.

The conversion would be compatible with other university-related uses on the block and the general institutional-commercial character of the area. Approximately 14 offices are proposed for faculty members of the School of Management, which is proximate to the site. Minor architectural changes would not substantially deter a future return to residential use. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3401, brought by the Trustees of Boston University, 206 Bay State Road, Boston, for two conditional uses for a change of occupancy from a dormitory to faculty offices in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval, provided that the conditional uses be granted for a three-year period and that Boston University submit to the Authority sufficient evidence of progress on preparation of a master plan of future land use and land use policies.

CHARLES

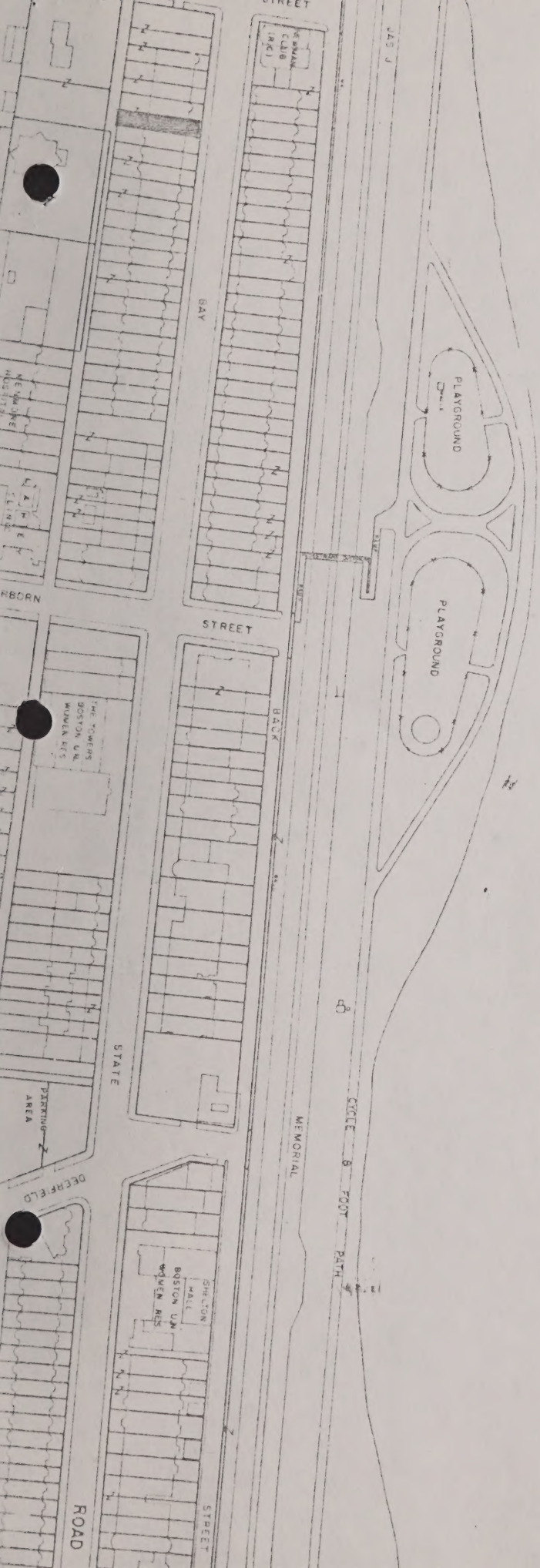
RIVER

206 BAY STATE RD.

(B.P.)

Z-3401

B A S



Board of Appeal Referrals 7/30/75

Hearing: 8/19/75

Petition No. Z-3405
William P. Driscoll
1085 Washington Street, Dorchester
at Morton Street

Two-story structure (5 apartment units) - residential (R-.5) district.

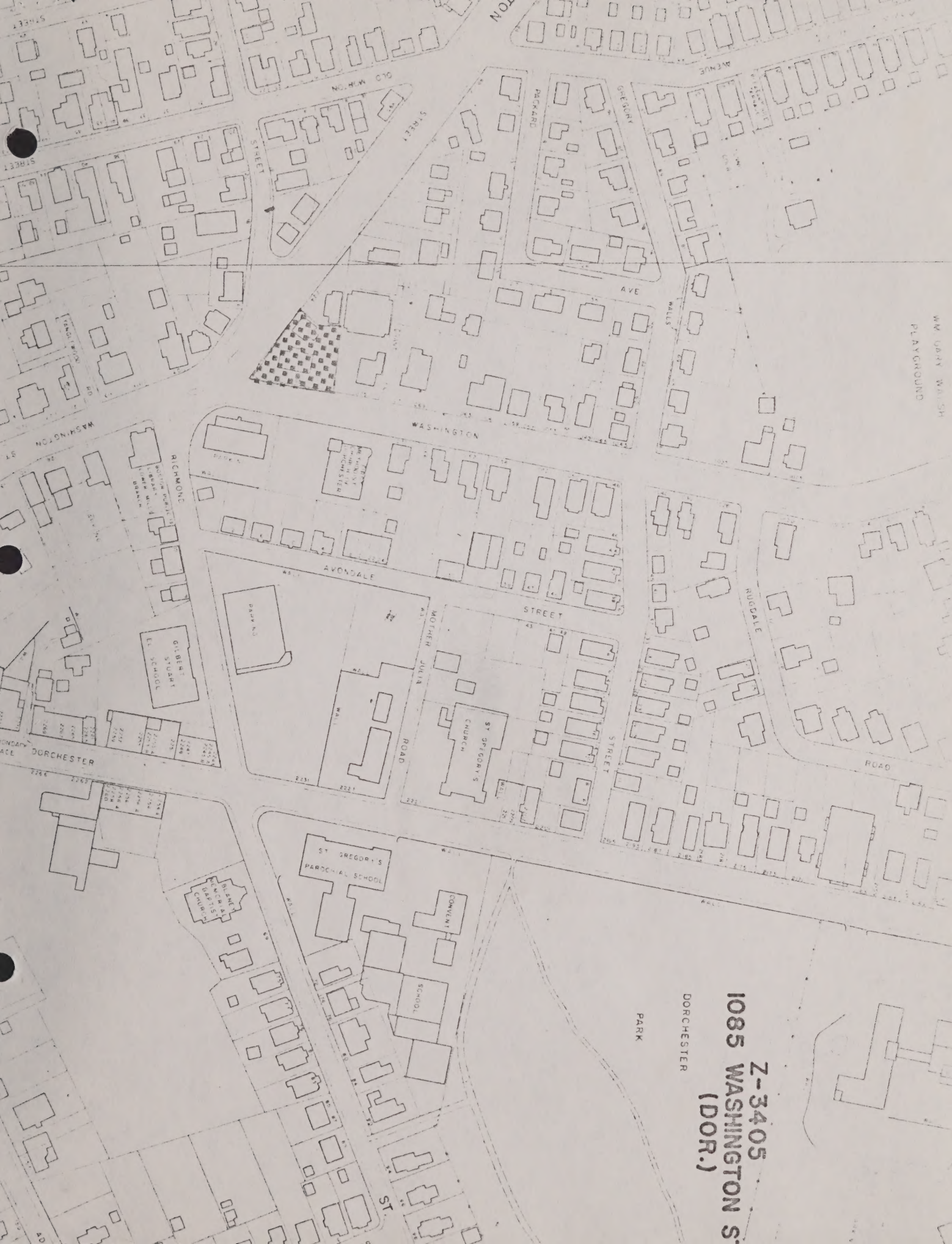
Purpose: to subdivide land.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-2. Lot area is insufficient.	2 acres	8,070 sf
Section 20-1. Rear yard is insufficient.	40 ft.	7 ft.

Proposal will not alter existing residential uses nor create a negative impact on the neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3405, brought by William P. Driscoll, 1085 Washington Street, Dorchester, for two variances to subdivide land in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal will not alter existing residential uses nor create a negative impact on the neighborhood.



Z-3405
1085 WASHINGTON S
(DOR.)

DORCHESTER

PARK